

# Planning & Sustainability • City of Northampton

resilience | regeneration | design | conservation | placemaking | mobility | accessibility | community development | historic | zoning | GIS | agriculture

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## Northampton Public Hearings September 14, 2023, 7:00 PM

### Agenda for Planning Board Public Hearing at Council Chambers, 212 Main St, Northampton (Teleconference available –See below)

#### Hearing Details

1. Public Comment may be submitted in the following ways:
  - a. In writing up until 4 PM to [cmisch@northamptonma.gov](mailto:cmisch@northamptonma.gov); or
  - b. In person at the hearing during the time the specific hearing is open; or
  - c. Via **chat** function from the teleconference site (See Below) during the time the specific hearing is open. Chat will be enabled for messages going to the Chair and Staff only. All chat comments for the specific hearing will be read by the Chair/Staff after in-person comments are made.
2. For Permit Process, Please See FAQs: <http://www.northamptonma.gov/permit>
3. Hearing Applications may be viewed at: <http://www.northamptonma.gov/pending>
4. For anyone needing visual or audio assistance with this meeting, please contact the City's ADA/§504 Coordinator, Keith Benoit at [KBenoit@northamptonma.gov](mailto:KBenoit@northamptonma.gov) or 413-587-1288.

**7:00 PM** Announcement of Video Recording & Public Comment on anything not on the agenda

**7:00 PM** Continuation from 7/27/23 of a Request for Special Permit/Site Plan two curb cuts at 420 North Main St, Leeds, Map ID 11C-55

- Special Permit Super Majority vote required 5 of 7 members. The Board must determine that this is appropriate given the specific location.
- Applicable Code Sections: 350-8.8G ([2nd Curb cut](#)) and 350-11.6 ([Site Plan Criteria](#))

**7:20 PM** Special Permit/Site Plan convert warehouse into a single-family by Jody Barker at 10 Michelman Ave, Map ID 32C-144.

- Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that site plan standards for Central Business -Gateway are met along with special permit for greater setback than 10'
- Applicable Code Sections: 350-22.3 ([Central Business Gateway](#))
- Hearing Publication Dates: 8/31 & 9/7, 2023

**7:30 PM** Special Permit/Site Plan install ground mounted solar array and infra by Valley Solar LLC at 1036 Westhampton Rd, Florence, Map ID 42-066.

- Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that a larger than 12KW array is appropriate in this location for the rationale presented.
- Applicable Code Sections: 350-Attachment 24 ([WSP](#))



- Hearing Publication Dates: 8/31 & 9/7, 2023

**7:50 PM** Site Plan demolish garage, subdivide parcel, add new single-families w/ shared driveway by Wendy & Kenneth Arnold at 86 Lyman Rd, Map ID 39A-052.

- Site Plan Review: Simple Majority vote required 4 of 7 members for shared driveway. This is a technical permit. The Board must determine that the standards for site plan approval have been met.
- Applicable Code Sections: 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 8/31& 9/7, 2023

**8:30 PM** Continuation of a hearing from 8-24 Special Permit/Major Site Plan 109-room hotel & 31-unit residential building by Rankin Holdings, LLC, 115 Conz St, Map ID 39A-33.

- Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that site plan standards for Central Business -Gateway are met along with special permit for footprint size are appropriate.
- Applicable Code Sections: 350-22.3 ([Central Business Gateway](#))
- Hearing Publication Dates: 8/10 & 17, 2023

### **End of HEARINGS**

#### **Other:**

Minutes 8-24

ANRs-Lyman Rd, Chesterfield Rd.

Close out of Emerson Way Subdivision

### **Accessing via Teleconference**

[PUBLIC MEETING LINK](#) (Zoom Meeting ID: 995 8703 7174 Passcode: 128860); or

Call 301-715-8592 to access the teleconference **at the scheduled hearing time**. Enter the Meeting ID followed by # and then simply press the # key when asked for a participant ID. To let the host know you have a comment, callers can press \*9.